



An  
Bord  
Pleanála

**Board Direction**  
**BD-007879-21**  
**ABP-308568-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/04/2021.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

### **Reasons and Considerations**

Having regard to the design, scale and configuration of the proposed development and the existing pattern of development in this city centre location, it is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with current Dublin City development plan policy, would not detract from the visual amenities of the area or the character and setting of the protected structure on site, its cultural significance, the adjoining protected structures, and would be acceptable in the context of the amenities of adjoining properties. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 13th day of January, 2020, except as may otherwise be required in order to comply with the following conditions. Where such conditions

require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The proposed hostel use shall be for tourist use on a short term basis only and shall be not be used for any other purpose without a prior grant of planning permission.

**Reason** In the interests of clarity.

3. The applicant shall submit the following for written agreement of the Dublin City Council's Conservation Officer prior to works commencing:

(a) Detailed drawings indicating all proposed repairs to wall and ceiling plaster and cornices, historic timber floor boards, historic joinery including skirtings, dado rails, windows, shutters and linings, chimney breast and any surviving fittings, front entrance door and fanlight, and all making good where services are removed or installed through historic fabric. Refurbish and reinstate stored historic fabric within the repair works where possible.

(b) Detailed drawings and door schedule for historic and new doors to all door openings within the building, including architraves.

(c) Structural details indicating the proposed method for the repair of joists as illustrated that will ensure avoidance of any damage to surviving lath and plaster ceilings. Further refinement of details submitted would be required for the propose strengthening of the front entrance steps from below to reduce the visual impact of the concrete lintols.

(d) Detailed drawings of the proposed interventions to the principal staircase, and to the staircases to the basement and third floor level.

(e) Detailed drawings of the proposed chair lift.

(f) Detailed drawings of privacy screens and associated structural details avoiding any damage of historic floor boards or lath and plaster ceilings.

(g) Details and methodology for sire upgrading works, ensuring avoidance of damage to historic ceilings and historic timber floorboards, details of upgrading to historic partitions.

(h) Details of new window which will act as an AOV on the rear elevation 3rd floor.

(i) mechanical and Electrical Services – provide details of all new socket outlets, light switches, light fittings (including emergency fittings and escape lighting) and their locations, electrical heaters and associated wiring , misting system , smoke detection units.

(j) Revised drawing omitting bicycle storage in the rear yard.

(k) Detailed methodology for reslating the roof in Bangor Blue slates (include suppliers details), omitting reference to Spanish Slate.

(l) Detailed drawings of the platform lift and all associated alteration and repair works to the historic railings.

(m) Detailed drawings and methodology for the realignment, structural report and pointing of front entrance steps.

**Reason:** To ensure the integrity of this protected structure is maintained and that the proposed repair works are carried out in accordance with best practice conservation practice with no unauthorised or unnecessary damage or loss of historic building fabric.

4. The developer shall comply with the following conservation requirements:

(a) A Conservation Architect ( RIAI Grade 1 ) shall be employed to devise, manage, monitor and implement the works on site and to ensure adequate protection of the adjacent protected structures and their boundaries during the course of the works.

(b) All works hereby approved shall be carried out in accordance with best conservation practice and with the Architectural Heritage Protection Guidelines for Planning Authorities issued by the Department of Arts, Heritage and the Gaeltacht in October, 2011.

**Reason:** To ensure that the integrity of the adjacent protected structure is maintained and that all works are carried out in accordance with best conservation practice.

5. Site development and building works shall be carried out only between the hours of 07.00 to 18.00 Mondays to Fridays inclusive, between 08.00 to 14.00 on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the amenities of property in the vicinity.

6. No advertisement or advertisement structure, the exhibition or erection of which would otherwise constitute exempted development under the Planning and Development Regulations, 2001, or any statutory provision amending or replacing them, shall be displayed or erected on the building or within the curtilage of the site unless authorised by a further grant of permission.

**Reason:** In the interest of visual amenity.

7. The developer shall facilitate the preservation, recording and protection of archaeological materials or features that may exist within the site. In this regard, the developer shall – (a) notify the planning authority in writing at least four weeks prior to the commencement of any site operation (including hydrological and geotechnical investigations) relating to the proposed development, and (b) employ a suitably-qualified archaeologist who shall monitor all site investigations and other excavation works, and provide arrangements, acceptable to the planning authority, for the recording and for the removal of any archaeological material which the authority considers appropriate to remove. In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination.

**Reason:** In order to conserve the archaeological heritage of the site and to secure the preservation and protection of any remains that may exist within the site.

8. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including traffic management, noise, vibration and dust management measures and off-site disposal of construction/demolition waste.

**Reason:** In the interests of public safety and the amenities of the area.

9. Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the “Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects”, published by the Department of the Environment, Heritage and Local Government in July, 2006. The plan shall include details of waste to be generated during site clearance and construction phases, and details of the methods and locations to be employed for the prevention, minimisation, recovery and disposal of this material in accordance with the provision of the Waste Management Plan for the Region in which the site is situated.

**Reason:** In the interest of sustainable waste management.

**Board Member**

**Date:** 14/04/2021

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Paul Hyde